047.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	893,200 /	893,200
USE VALUE:	893,200 /	893,200
ASSESSED:	893,200 /	893,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		ORCHARD TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONOVAN MARION F & JOAN
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	9 ORCHARD TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2322 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5093.000	429,900	5,100	458,200	893,200
Total Card	0.117	429,900	5,100	458,200	893,200
Total Parcel	0.117	429,900	5,100	458,200	893,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.67 | /Parcel: 384.67

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33190
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!3975!

PREVIOUS ASSESSMENT

Parcel ID 047.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	429,900	5100	5,093.	458,200	893,200		Year end	12/23/2021
2021	104	FV	410,700	5100	5,093.	458,200	874,000		Year End Roll	12/10/2020
2020	104	FV	411,300	5100	5,093.	458,200	874,600	874,600	Year End Roll	12/18/2019
2019	104	FV	322,100	5100	5,093.	486,900	814,100	814,100	Year End Roll	1/3/2019
2018	104	FV	322,100	5100	5,093.	355,100	682,300	682,300	Year End Roll	12/20/2017
2017	104	FV	302,600	5100	5,093.	309,300	617,000	617,000	Year End Roll	1/3/2017
2016	104	FV	302,600	5100	5,093.	263,500	571,200	571,200	Year End	1/4/2016
2015	104	FV	270,400	5100	5,093.	257,800	533,300	533,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:52:15

LAST REV

Date	Time
04/09/19	15:16:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3975

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN JOAN/ET	29541-5		12/18/1998	Family		No	No		F

USER DEFINED

Prior Id # 1:	33190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
3/9/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5093		Sq. Ft.	Site		0	80.	1.12	1									458,231						458,200	

Total AC/HA:	0.11692	Total SF/SM:	5093	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	458,231	Spl Credit		Total: 458,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.15872097
Const Adj.:	0.94031191
Adj $ / SQ:	196.121
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623110
Depreciation:	193164
Depreciated Total:	429946

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

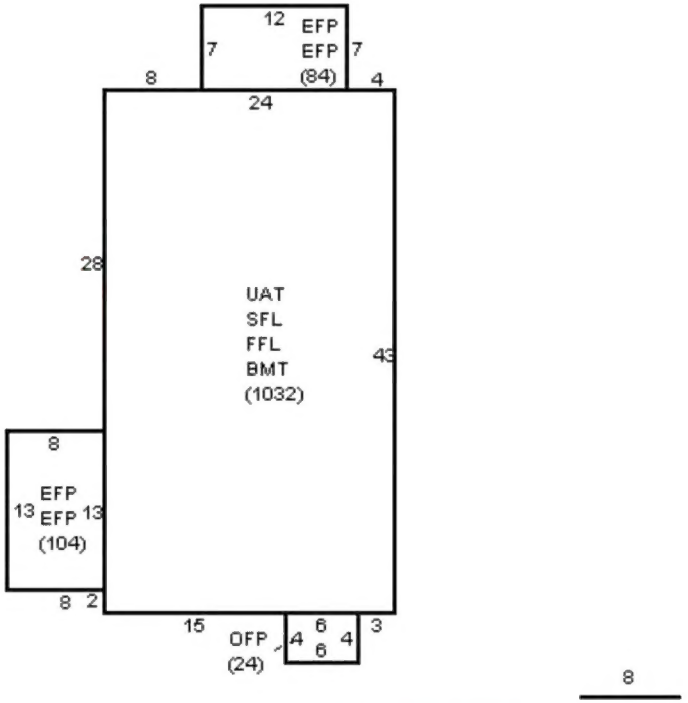
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	196.12
Special Features:	0	Val/Su Net:	114.52
Final Total:	429900	Val/Su SzAd	208.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,032	58.840	60,719
FFL	First Floor	1,032	196.120	202,397
SFL	Second Floor	1,032	196.120	202,397
EFP	Enclos Porch	376	32.410	12,186
UAT	Upper Attic	258	137.280	35,419
OFP	Open Porch	24	41.370	993

Net Sketched Area:	3,754			Total:	514,111
Size Ad	2064	Gross Area	4528	FinArea	2322

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100